

## NOTICE OF EXEMPTION

TO: Recorder/County Clerk  
Attn: Jennifer Samuela  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

FROM: County of San Diego  
Department of Planning and Land Use, M.S. O650  
Attn: Project Planning Division Section Secretary

SUBJECT: **FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Butterfield Trails Ranch, PDS2008-3100-5551 (TM), PDS2008-3300-08-028 (MUP),

Project Location: Sunday Drive and Valley Center Road, Valley Center, CA 92082

Project Applicant: Butterfield Trails LLC, Wayne Hilbig  
Address: PO Box 16, La Jolla, CA 92037 Telephone Number: (858) 349-6323

Project Description: The proposed project is a Tentative Map (TM 5551) and a Major Use Permit (P 08-028) for a Planned Development to subdivide 59.5 acres into 71 residential lots with 28.6-acres dedicated for open space. The proposed project is a clustered design with an overall density of 0.84 dwelling units per acre. The residential lots range from 13,070 square feet to 27,835 square feet in size. Access to the site is from Valley Center Road, via Sunday Drive. Water and sewer would be provided by the Valley Center Municipal Water District. The Valley Center Fire Protection District would provide fire service to the project site. The proposed grading would be balanced at 120,000 cubic yards. The project would keep an existing barn and demolish three existing single-family and appurtenant structures.

Agency Approving Project: County of San Diego

County Contact Person: Larry Hofreiter Telephone Number: (858) 694-8846

Date Form Completed: March 8, 2013

This is to advise that the County of San Diego Planning Commission has approved the above described project on April 19, 2013 / Item #1 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
  - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
  - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
  - ☐ Statutory Exemption. C Section:
  - ☐ Categorical Exemption. G Section:
    - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
    - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
    - ☒ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
    - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.

Statement of reasons why project is exempt: The project meets the exemption requirements because: (1) the project is consistent with the development density established by existing zoning, community plan and general plan policies for which an EIR was certified, (2) there are no project specific effects which are peculiar to the project or its site, (3) there are no project impacts which the GPU EIR failed to analyze as significant effects, (4) there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, and (5) no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:   
Name (Print): Larry Hofreiter Title: Project Manager Telephone: (858) 694-8846

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.